



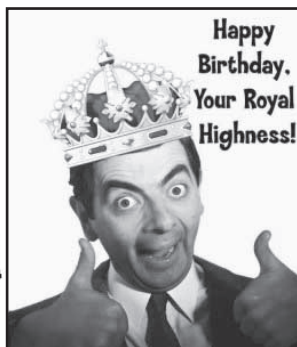
The Official Newsletter of the Oak Creek Village Community Association, Inc.



This newsletter is your paper and we want to **hear from you!** There are so many ways that you can utilize this publication, how about taking a few minutes to email us your birthday wishes for family members? Children (and adults) enjoy seeing their name and photo in print and it allows your neighbors to share the celebration with you. If your child is graduating or has done something you are proud of, please send us the details so we can all enjoy the event. If you have a great place to visit, a new baby in the family, or any other interesting information you'd like to share, we'd love to include it



in this newsletter. Do you know someone in the service and want to send special wishes? We will happily send a copy of the newsletter to service members if you provide us with the address.



If you have an interesting idea for the newsletter please let us know
loulala313@yahoo.com

It's your paper – make it your own!

www.OakCreekVillage.org



How To Reach Us...

TXMGMT

P.O. Box 9184

The Woodlands, Texas 77387

Service@TXMGMT.com

www.txmgmt.com

OCV EXECUTIVE BOARD

President, <i>Sharon Kuester</i>	281/444-1532
Architectural Control, <i>A.J. Salinas</i>	281/444-1292
Treasurer, <i>Jon Whisler</i>	832/249-1342
Maintenance, <i>Byron Yarbrough</i>	281/586-0813
Recreation, <i>Elizabeth Davis</i>	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i>	832/217-4522
Deed Restrictions, <i>Lou Bernard</i>	281/444-4663
LBernard15@att.net	

COMMITTEE NUMBERS

Clubhouse Rental, <i>Sam Elliott</i>	281/236-7979
OCV Accountant, <i>TXMGMT</i>	832/910-7525
Newsletter Editor, <i>Meri Lou Fry</i>	281/440-8915
3903 Midforest Dr. (box on doorstep)	
loulala313@yahoo.com	
Newsletter Publisher, <i>Diana Baskett</i>	281/755-1959
6211 Hickorycrest Dr. Spring, TX. 77389	
Di@DianaBaskett.com	

EMERGENCY

Emergency (Police, Medical, Fire)	911
Ambulance	281/440-4300
Animal Control (612 Canino Rd.)	281/999-3191
Crimestoppers	713/222-8477
Crisis Hotline	713/527-9864
Fire	281/251-0101
Interfaith	281/367-1230
Hospital	281/440-1000
Poison Control (poisoncenter.org)	800/222-1222
Sheriff (Harris Co.)	713/221-6000
Water & Sewage (24 hour Emergency)	281/376-8802
United Way (Information & Referral)	281/292-4155

HELPFUL NUMBERS

Vacation Watch - Cypresswood Annex
281/376-2997 (Forms 713/221-6000)

~
Street Light Out ~ Centerpoint 713/207-2222
(Be sure to have the six-digit ID# off the pole.)

UTILITIES

Post Office - Cornerstone	281/444-1355
Electricity - Reliant Energy	713/207-7777
Gas - Centerpoint Energy	713/659-2111
Trash - J&S Trash Services (pick-up schedule) ...	713/635-2500

OCV has a heavy trash pick up day EVERY Friday. On Fridays, J&S does not have as much trash to pick up as on Tuesdays so that is when they will pick up "one" heavy trash type item like bundled up tree branches, refrigerators, stoves, hot water heaters, dishwashers, etc. If a homeowner has multiple heavy trash type items, the homeowner will need to spread them out over multiple Fridays or a special fee can be paid to have multiple heavy items all picked up on a single Friday.

If you need to dispose of any hazardous material please visit the website below for dates and locations:

Hazardous Waste Disposal
www.CleanWaterClearChoice.org

Telephone - AT&T	800/246-8464
Water & Sewage - Bammel Utility District	281/376-8802



Recycling

Friday is your only recycle day. Paper, magazines, books, boxes (no debris inside), plastic containers and aluminum containers will be picked up, NO GLASS PLEASE.

OCV GARDEN CLUB BOARD



President, <i>Anita Cook</i>	281/440-1093
Program Committee	
<i>Carol Barziza</i>	281/444-8957
<i>Gene Rasmussen</i>	281/440-1249
Historian & Yearbook, <i>Carol Barziza</i>	281/444-8957
Secretary, <i>Mary Helen Alenius</i>	281/580-4384
Treasurer, <i>Kathy Colbert</i>	281/583-0652

Meetings are held on the fourth Tuesday of each month.

Oak Creek Village

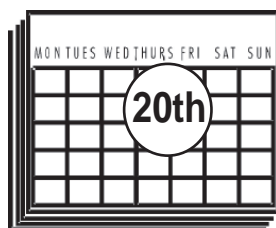
Newsletter



The deadline for the March issue is February 20th, 2015

You can deliver your typed articles, classified ads* or other submissions to:

Meri Lou Fry via email at **LouLaLa313@yahoo.com** or **3903 Midforest Drive, (box on doorstep)** prior to the deadline each month.



*Classified advertisements are only available to residents at no cost, and are not intended for business purposes.

If you would like to advertise in this publication, please contact:

Diana Baskett

281.755.1959

Di@DianaBaskett.com

Did You Know???

The Oak Creek Village Newsletter is published and delivered to all of the residents in Oak Creek Village every month. That's 659 homes! This is only possible through the support of our advertisers, so please show them our appreciation.



**VISIT US ON THE
WWWEB...**

Have you seen the website yet? You can access a wealth of information as well as email your Board of Directors.

We are continually updating it to keep our residents informed, so check it out today!

www.OakCreekVillage.org

TEENAGE JOB SEEKERS

If you're looking for a responsible teen to watch your child, house, pet, or to do some yard work or power washing, look no further! These teens live in your neighborhood and have references from your neighbors!

NAME	AGE	SERVICE(S)	PHONE
Dominique Boulay*	17	B+H+P	281/455-7397
Estefhany Chavarria	17	B+H+P	832/818-8671

B-Baby Sitting H-House Sitting P-Pet Sitting

PW-Power Washing Y-Yard Work

*** CPR Certified**

Are you a teen that is interested in earning some extra \$\$\$?

If you would like to be added to this list, please send your name, address, date of birth, phone number and service(s)

you can provide to:

Diana Baskett

6211 Hickorycrest Drive • Spring, TX 77389

email ~ Di@DianaBaskett.com

Oak Creek Village Community Association Board of Directors

~ Meeting Reminder ~

March 8th, 2015

7:30 PM

Residents are reminded that the Oak Creek Village Community Association Board of Directors meets on the second Tuesday of every month at 7:30 PM. All residents are invited and encouraged to attend. Anyone wishing to present ideas to the Board should call a Board member prior to the meeting so we may allot time for you on the agenda.

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COMMUNITY ASSOCIATION TREASURER'S REPORT

JANUARY 12, 2016

Balance Sheet

The November 30, 2015 balance sheet shows \$532,576 in the bank.

Statement of Revenue & Expense

For November 2015, revenue was above budget by \$5,000 primarily due to higher interest income revenue. Expenses were lower than budget by \$6,000 mainly due to savings across all categories.

Transaction report

We had our normal operating expenses in the month of November.

Additional Notes:

Our 2016 Maintenance Fee of \$288 was approved at the last meeting and statements were mailed out last month, in December and will be due by the end of January to avoid penalties and interest being added to your account. You can mail a check to the following address OCV Community Association, Inc., P.O. Box 9442, The Woodlands, TX 77387-9442 or call the accountant if you owe for more than one year at 832-910-7525.

OCV Community Association, Inc.		OCV Community Association, Inc.			
Balance Sheet		YTD Profit & Loss Budget vs. Actual			
As of November 30, 2015		January through November 2015			
	Nov 30, 15		Jan - Nov 15	Budget	\$ Over Budget
ASSETS					
Current Assets					
Checking/Savings		Ordinary Income/Expense			
105 - Trustmark Checking	28,701.74	Income			
106 - Trustmark Money Market	253,860.30	327 - Maint. Fees - 2015	156,100.00	171,710.00	-15,610.00
110 - Bank of Texas Money Market	25,014.11	330 - Clubhouse Rentals	600.00	916.66	-316.66
Total Checking/Savings	307,576.15	340 - Interest Income	572.76	916.66	-343.90
Accounts Receivable					
11000 - Accounts Receivable		350 - Pool & Tennis Receipts	140.00	1,833.34	-1,693.34
2012 & Prior Assessments	66,072.32	351 - Collection Costs	30.00	0.00	30.00
2013 Assessments	16,498.27	352 - Assessment Interest	5,034.17	0.00	5,034.17
2014 Assessments	15,365.68	353 - Refinance Fees	120.00	0.00	120.00
2015 Assessments	22,936.50	355 - Security Receipts	189,328.17	187,550.00	1,778.17
2016 Assessments	-95.00	360 - Transfer Fees	3,800.00	5,500.00	-1,700.00
Force Mows	278.40	365 - Yard Service	278.40		
11000 - Accounts Receivable - Other	4,528.04	399 - Miscellaneous Income	6,226.97	4,583.34	1,643.63
Total 11000 - Accounts Receivable	125,584.21	Total Income	362,230.47	373,010.00	-10,779.53
Total Accounts Receivable	125,584.21	Gross Profit	362,230.47	373,010.00	-10,779.53
Other Current Assets					
120 - CD's	225,000.00	Expense			
126 - Security Receipts Receivable	16,078.85	410 - Clubhouse Contract	5,000.00	5,500.00	-500.00
128 - Allowance for Bad Debts	-89,516.81	420 - Grounds Maint. Contract	12,582.14	11,458.34	1,123.80
Total Other Current Assets	151,560.04	430 - Swimming Pool Contract	34,448.38	32,083.34	2,365.04
Total Current Assets	584,720.40	440 - Security Contract	184,588.00	187,550.00	-2,962.00
Fixed Assets					
160 - Land	34,365.00	450 - Clubhouse / Grounds Repair	4,104.03	5,500.00	-1,395.97
170 - Improvements & Equipment	446,674.23	455 - Exterminating - Mosquitos	5,290.00	3,666.66	1,623.34
180 - Accumulated Depreciation	-272,432.12	460 - Pool Repairs & Supplies	502.03	5,500.00	-4,997.97
Total Fixed Assets	208,607.11	470 - Tennis Court Repairs	0.00	1,100.00	-1,100.00
TOTAL ASSETS	793,327.51	475 - Playground Maintenance	10.50	0.00	10.50
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Other Current Liabilities					
214 - Prepaid Fees	364.71	480 - Accounting Fees	17,367.60	13,429.16	3,938.44
222 - Deferred Revenue	31,220.00	485 - Property Management Consultant	800.00	0.00	800.00
225 - Accrued Income Taxes	-2,215.92	490 - Auditing Fees	8,222.50	8,000.00	222.50
230 - Reserve for Pipeline Damages	131,906.00	500 - Bank Fees	18.10	55.00	-36.90
Total Other Current Liabilities	161,274.79	510 - Legal Fees	8,587.00	11,000.00	-2,413.00
Total Current Liabilities	161,274.79	515 - Engineering - Drainage	1,270.01	0.00	1,270.01
Total Liabilities					
161,274.79		520 - Insurance	8,629.00	8,500.00	129.00
Equity					
270 - Fixed Asset Fund - Net	197,528.20	530 - Street Lighting	32,738.68	33,916.66	-1,177.98
280 - Maintenance Fund	279,779.18	540 - Other Electric	10,098.80	11,000.00	-901.20
290 - Major Repair Fund	150,410.86	550 - Gas	287.00	418.00	-131.00
Net Income	4,334.48	560 - Water & Sewer	2,481.75	2,750.00	-268.25
Total Equity	632,052.72	570 - Telephone	371.56	458.34	-86.78
TOTAL LIABILITIES & EQUITY	793,327.51	580 - Taxes	0.00	27.50	-27.50
		590 - Bad Debt Expense	-905.08	4,002.16	-4,907.24
		600 - Newsletter Expenses	3,463.31	3,850.00	-386.69
		620 - Office & Misc. Expenses	2,457.38	6,050.00	-3,592.62
		621 - Website	3,900.00	0.00	3,900.00
		690 - Major Repairs	11,583.30	12,741.66	-1,158.36
		695 - Depreciation	0.00	7,333.34	-7,333.34
		Total Expense	357,895.99	375,890.16	-17,994.17
		Net Ordinary Income	4,334.48	-2,880.16	7,214.64
		Net Income	4,334.48	-2,880.16	7,214.64



Oak Creek Village Security Stats ~ DECEMBER 2015 Harris County Sheriff's Office Patrol Bureau

TYPE OF ACTIVITY	D. Harden	M. Malloy	C. Sturghill	Others	Monthly Total
Alarm Local	1	0	0	4	5
Alarm/Sil/Pan/HU	0	0	0	1	1
Burglary/Hab	0	2	0	0	2
Burglary/Mot Veh	1	0	0	0	1
Check Park	17	1	3	0	21
Contract Check	141	30	127	3	301
Disch. Firearm	0	0	0	2	2
Dist./Faimily	0	0	1	0	1
Dist./Fireworks	0	0	2	0	2
Dist./Other	0	0	0	1	1
Domestic/Prevent	0	1	1	0	2
Drug/OD/Poss	0	0	0	1	1
Follow Up	3	2	0	0	5
In Progress	0	0	1	0	1
Information Call	21	0	0	0	21
Meet the Citizen	11	8	1	2	22
Meet the Officer	1	0	0	0	1
Runaway	0	0	1	1	2
Submit Evidence	0	1	0	0	1
Suspicious Person	4	8	0	0	12
Terroristic Threat	1	0	0	2	3
Traffic Initiative	21	37	0	0	58
Traffic Stop	0	2	0	1	3
Unk Med Emergency	0	1	0	0	1
Vacation Watch	12	2	1	0	15
Vehicle Speeding	1	0	0	0	1
Vehicle Suspicious	1	0	1	0	2
Welfare Check	1	1	0	0	2
Total	237	96	139	18	490

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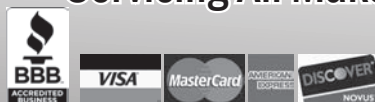
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ask for Diana

OAK CREEK VILLAGE COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

Hope all of our residents had a safe and happy holiday season. A New Year has begun and our Deed Restriction Committee is starting back to driving the neighborhood and hoping to see that everyone has removed all of their holiday decorations from their front yards and homes. All Christmas lights and decorations are to be removed and stored. We have had some great weather so far this year and this would be a great time to start repairing rotten boards, shutters, gutters, removing leaves and pine needles from roofs, sweeping and cleaning driveway. In the next few months it will also be time to clean flower beds and get ready for a new planting season.

Regarding those homes that have not had their curb numbers repainted, hopefully, by the time you receive this newsletter this will be taken care of. If not, please give me a call.

The Board President has visited with our trash service to address issues some residents have had. We hope these issues will be taken care of in a timely manner.

We are still seeing cars parked on the grass at some residents' homes. **PLEASE, PLEASE DO NOT PARK ANY CARS ON THE GRASS AT YOUR HOME EVER! THIS IS AN EGREGIOUS VIOLATION OF OUR DEED RESTRICTIONS.**

Also, if you plan to repaint your home, you must provide the Board at the monthly meeting a sample of the colors before painting your home. Please bring a sample of the paint colors that have dried on a board so that we can see what they will look like to get an approval.

We have organized a committee to put together some ideas for our entrance signs and message boards. We are looking into size, placement, design and cost. We are striving to get this project done within the next couple of months. We do feel it would be prudent to place these signs some distance from 1960 to avoid having them destroyed by a reckless driver. Unfortunately, this has happened a few times over the years.

If you are a new resident, please give me a call 281-444-4663 or email me at bernard15@att.net so I can provide you an OCV Directory and a Welcome Packet with information about the area along with a copy of the Deed Restrictions and Amendments.

I have approached the HOA Board about having a shredder company come to our subdivision one day on a designated weekend to allow our residents to bring documents, etc. to be shredded at no cost to our residents. We would have their mobile truck set up near the Boy Scout building next to the park. Once we get quotes and possible dates and if cost effective we will let all of our residents know in plenty of time to gather whatever they would like to have shredded. One more way for our HOA Board to reach out to our residents.

Lou Bernard, Deed Restriction Director



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Spring, TX 77389
281/755-1959

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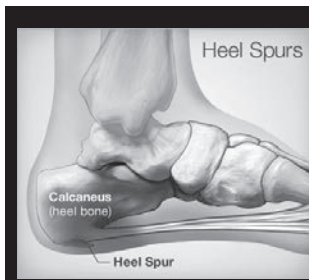
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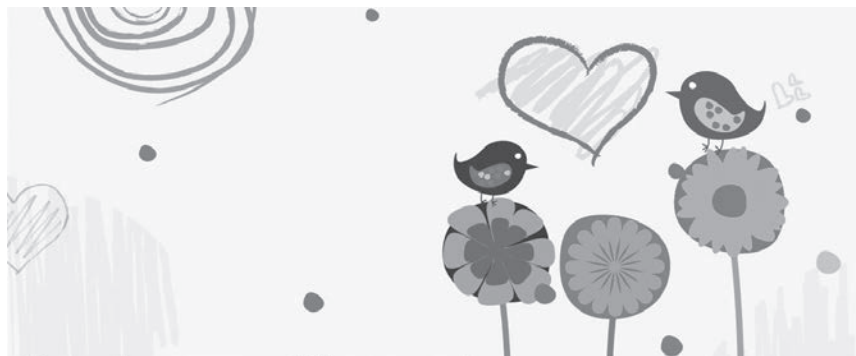
Cell: **713.825.1247**

Office: **281.378.1800**

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